



Back Bay

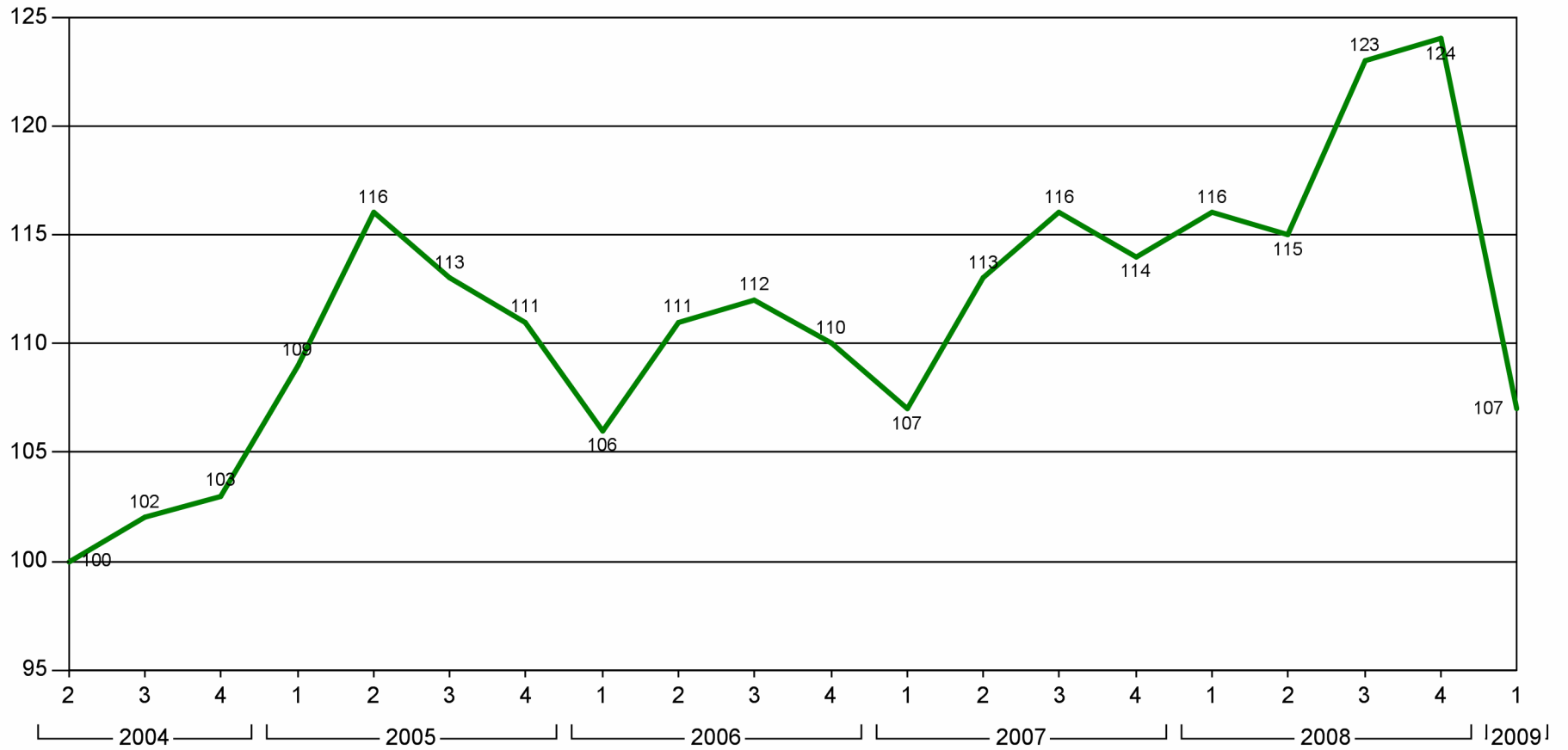
2009 First Quarter
Sales Summary

140 Newbury Street
Boston, MA 02116

617-267-5465

LINK

Back Bay Five Year Price Index (Appreciation Rate)



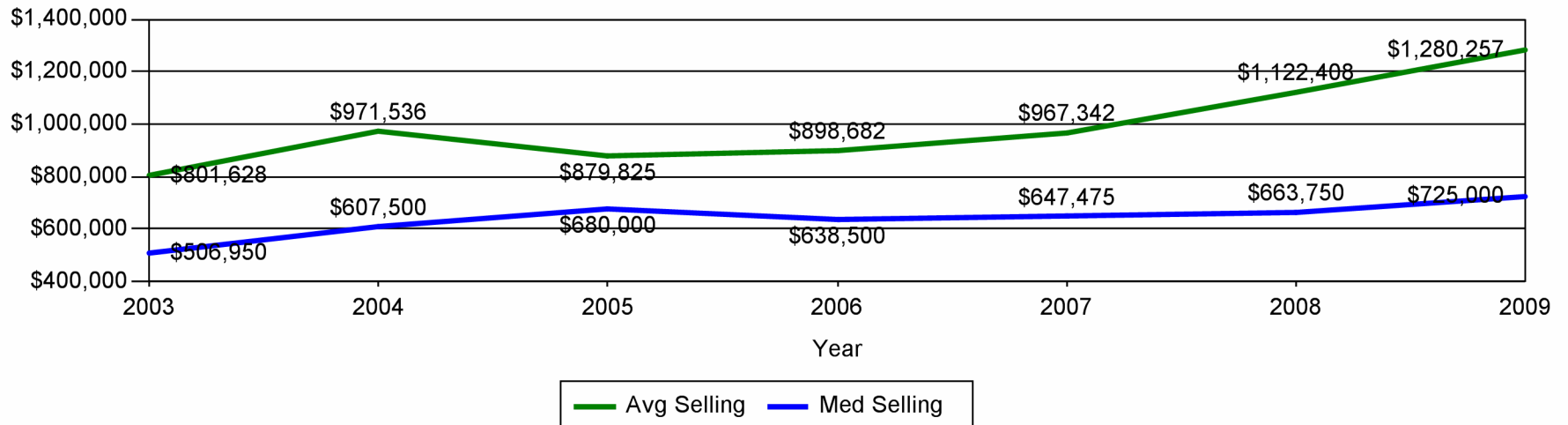
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Quarterly Sales Summary First Quarter 2009

Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg Psf	%+-	Med Psf	%+-	Avg DOM
2003	86	-18.10 %	\$801,628	10.26 %	\$506,950	28.34 %	\$607.16	9.87 %	\$570.32	15.65%	88
2004	88	2.33 %	\$971,536	21.20 %	\$607,500	19.83 %	\$667.15	9.88 %	\$620.69	8.83%	103
2005	146	65.91 %	\$879,825	-9.44 %	\$680,000	11.93 %	\$704.88	5.65 %	\$669.80	7.91%	54
2006	114	-21.92 %	\$898,682	2.14 %	\$638,500	-6.10 %	\$725.15	2.88 %	\$694.70	3.72%	102
2007	116	1.75 %	\$967,342	7.64 %	\$647,475	1.41 %	\$715.86	-1.28 %	\$673.90	-2.99%	124
2008	80	-31.03 %	\$1,122,408	16.03 %	\$663,750	2.51 %	\$778.66	8.77 %	\$728.40	8.09%	107
2009	49	-38.75 %	\$1,280,257	14.06 %	\$725,000	9.23 %	\$779.07	0.05 %	\$684.71	-6.00%	148

Average and Median Selling Prices



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Sales Comparison by Number of Bedrooms First Quarter 2009

Sq Feet	Year	Sales	%+	Avg Selling	%+	Med Selling	%+	Avg PSF	%+	Med PSF	%+	Avg DOM
Studio	2007	13	18.18 %	\$360,869	-2.09 %	\$345,000	6.15 %	\$692.08	-0.05 %	\$679.13	3.73 %	91
	2008	6	-53.85 %	\$423,000	17.22 %	\$368,000	6.67 %	\$762.32	10.15 %	\$746.62	9.94 %	17
	2009	8	33.33 %	\$254,113	-39.93 %	\$269,950	-26.64 %	\$586.77	-23.03 %	\$616.44	-17.44 %	32
One Bed	2007	45	21.62 %	\$496,246	8.03 %	\$435,000	14.78 %	\$662.63	-0.89 %	\$664.41	-0.08 %	129
	2008	26	-42.22 %	\$510,793	2.93 %	\$440,500	1.26 %	\$702.20	5.97 %	\$701.09	5.52 %	69
	2009	11	-57.69 %	\$466,136	-8.74 %	\$435,000	-1.25 %	\$673.11	-4.14 %	\$684.71	-2.34 %	65
Two Beds	2007	44	4.76 %	\$1,119,599	5.08 %	\$950,000	3.67 %	\$743.61	-1.92 %	\$674.22	-4.07 %	123
	2008	34	-22.73 %	\$1,162,173	3.80 %	\$892,500	-6.05 %	\$767.75	3.25 %	\$711.70	5.56 %	145
	2009	17	-50.00 %	\$1,288,111	10.84 %	\$850,000	-4.76 %	\$763.49	-0.56 %	\$637.86	-10.38 %	175
Three Plus Beds	2007	12	-25.00 %	\$2,857,417	39.25 %	\$2,342,500	8.65 %	\$857.02	4.65 %	\$853.73	5.86 %	155
	2008	9	-25.00 %	\$3,053,234	6.85 %	\$2,900,000	23.80 %	\$1,028.43	20.00 %	\$937.50	9.81 %	127
	2009	11	22.22 %	\$2,859,026	-6.36 %	\$2,300,000	-20.69 %	\$1,048.99	2.00 %	\$1,051.40	12.15 %	223

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Sales Comparison by Square Footage First Quarter 2009

Sq Feet	Year	Sales	%+-	Avg Selling	%+-	Med Selling	%+-	Avg PSF	%+-	Med PSF	%+-	Avg DOM
700 or Less	2007	36	5.88 %	\$354,578	3.22 %	\$350,150	3.75 %	\$667.85	-2.90 %	\$664.57	-0.52%	93
	2008	17	-52.78 %	\$364,419	2.78 %	\$370,000	5.67 %	\$703.38	5.32 %	\$711.94	7.13%	48
	2009	15	-11.76 %	\$327,593	-10.11 %	\$295,000	-20.27 %	\$636.79	-9.47 %	\$637.25	-10.49%	50
701-1000	2007	20	11.11 %	\$547,908	-0.17 %	\$547,300	5.25 %	\$660.29	5.57 %	\$669.46	13.61%	144
	2008	24	20.00 %	\$608,250	11.01 %	\$537,500	-1.79 %	\$721.45	9.26 %	\$658.29	-1.67%	108
	2009	9	-62.50 %	\$522,167	-14.15 %	\$500,000	-6.98 %	\$609.18	-15.56 %	\$606.64	-7.85%	51
1001-1500	2007	27	8.00 %	\$847,157	-1.86 %	\$890,000	-0.56 %	\$659.49	-5.18 %	\$647.48	-7.03%	127
	2008	16	-40.74 %	\$814,525	-3.85 %	\$780,000	-12.36 %	\$653.90	-0.85 %	\$641.17	-0.97%	101
	2009	4	-75.00 %	\$921,500	13.13 %	\$778,000	-0.26 %	\$732.46	12.01 %	\$661.17	3.12%	195
1501-1800	2007	16	60.00 %	\$1,285,844	0.42 %	\$1,106,250	4.62 %	\$783.64	-4.76 %	\$651.28	-2.11%	146
	2008	4	-75.00 %	\$1,291,250	0.42 %	\$1,337,500	20.90 %	\$809.27	3.27 %	\$830.95	27.59%	149
	2009	1	-75.00 %	\$990,000	-23.33 %	\$990,000	-25.98 %	\$644.53	-20.36 %	\$644.53	-22.43%	6
1800-2400	2007	9	12.50 %	\$1,749,889	7.15 %	\$1,800,000	9.42 %	\$882.09	7.09 %	\$914.06	14.48%	109
	2008	8	-11.11 %	\$2,413,388	37.92 %	\$2,383,302	32.41 %	\$1,075.00	21.87 %	\$1,032.67	12.98%	329
	2009	10	25.00 %	\$1,933,450	-19.89 %	\$2,050,000	-13.98 %	\$948.82	-11.74 %	\$948.63	-8.14%	233
Over 2400	2007	7	-36.36 %	\$3,995,714	49.71 %	\$3,800,000	46.35 %	\$970.26	6.55 %	\$984.71	10.21%	217
	2008	8	14.29 %	\$3,281,874	-17.87 %	\$2,950,000	-22.37 %	\$1,048.13	8.03 %	\$923.88	-6.18%	70
	2009	8	0.00 %	\$3,360,460	2.39 %	\$3,175,000	7.63 %	\$1,064.94	1.60 %	\$1,127.46	22.04%	243

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Back Bay Inventory First Quarter 2009

